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THE ANDHRA PRADESH GAZETTE

PART-I EXTRAORDINARY
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HYDERABAD, WEDNESDAY, FEBRUARY 25, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

(H 1)

DRAFT VARIATION TO THE TOWN PLANNING – NUZVIDU MUNICIPALITY – CERTAIN VARIATION IN THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM MANGO GARDEN USE ZONE AND PUBLIC UTILITIES (DRAINAGE AND SEWERAGE DISPOSAL) USE ZONE TO RESIDENTIAL USE.

[Memo. No.167/H1/2008-3, Municipal Administration & Urban Development, 21st February, 2009.]

The following draft variation to the Nuzividu General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 477 M.A., dated 19-9-2000, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect there to before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-22.

DRAFT VARIATION

The site in R.S.No. 889/4C (Part) of Nuzividu Municipality to an extent of Ac. 72.02 cents, the boundaries of which are as shown in the schedule below and which is earmarked for Mango Garden use zone and Public Utilities (Drainage and Sewerage Disposal) use zone in the General Town Planning Scheme (Master Plan) of Nuzividu Town sanctioned in G.O.Ms.No. 477 M.A., dated 19-9-2000, is now proposed to be designated for Residential use by variation of change of land use as marked “ABCDE&F” as shown in the revised part proposed land use map GTP No. 10/2009/R, which is available in Municipal Office, Nuzividu Town, subject to the following conditions; namely:-

1. The applicant shall pay development charges as per G.O.Ms.No. 158, M.A., dated 22-3-1996 to the Nuzvidu Municipality before issue of confirmation orders.
2. That the title and Urban Land Ceiling/ Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporation / Municipalities before issue of building permission / development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall take the site approval from competent authority after the change of land use approved by the Government.
9. The Municipal Commissioner, Nuzvidu Municipality shall see that the applicant shall not take up any part of developments in the site till the change of land use approved by the Government.
10. The applicant shall handover to an extent of Ac. 3.71 cents affected under eastern side 100 feet wide Master Plan road and to an extent of Ac. 1.79 cents affected under western side 80 feet wide Master Plan road to the Nuzvidu Municipality through Registered gift deed at free of cost.

SCHEDULE OF BOUNDARIES

- North** : Vacant lands in R.S.No. 889/4A, 4B & 4 C.
- East** : Proposed 100 feet wide Master Plan road.
- South** : Existing 53 to 70 feet wide road to be widened to 60 feet wide as per Master Plan wherever less.
- West** : Proposed 80 feet wide Master Plan Road.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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